

Chairperson Bobby Gutierrez  
Vice-Chairperson Leo Gonzalez  
Parliamentarian Kevin Krolczyk

Commissioners  
John Bush  
Cathy Conlee  
Kyle Incardona  
Prentiss Madison  
Reuben Marin  
Robert Swearingen



## MINUTES

**BRYAN PLANNING AND ZONING COMMISSION  
REGULAR MEETING  
THURSDAY, JUNE 16, 2016 – 6:00 P.M.  
COUNCIL CHAMBERS, BRYAN MUNICIPAL BUILDING  
300 SOUTH TEXAS AVENUE, BRYAN, TEXAS**

Disclaimer: The meeting minutes herein area a summarization of meeting procedures, not a verbatim transcription

### **1. CALL TO ORDER.**

Chairperson Gutierrez called the meeting to order at 6:08 pm

| Commissioners     | Present | 2016 Regular Meetings Held | 2016 Regular Meetings Attended | Regular Meetings Held During Last 6 Months | Regular meetings Attend During Last 6 Months |
|-------------------|---------|----------------------------|--------------------------------|--|--|
| John Bush         | Y       | 10                         | 10                             | 12   | 11   |
| Cathy Conlee**    | Y       | 10                         | 9                              | 12   | 8  |
| Leo Gonzalez      | Y       | 10                         | 10                             | 12   | 11   |
| Bobby Gutierrez   | Y       | 10                         | 10                             | 12   | 12   |
| Kyle Incardona    | N       | 10                         | 10                             | 12   | 12   |
| Kevin Krolczyk    | Y       | 10                         | 9                              | 12   | 11   |
| Prentiss Madison  | Y       | 10                         | 9                              | 12   | 11   |
| Reuben Marin**    | Y       | 10                         | 10                             | 12   | 8  |
| Robert Swearingen | Y       | 10                         | 7                              | 12   | 9  |

\*\*appointed to the Commission effective 1/1/2016

### **2. PLEDGE OF ALLEGIANCE TO THE U.S. FLAG.**

Chairperson Gutierrez led the pledge.

### **3. HEAR CITIZENS.**

No citizens came forward.

### **4. RECOGNITION OF AFFIDAVITS FILED IN RESPONSE TO STATE LAW ON DISCLOSURE OF LOCAL OFFICIAL'S CONFLICT OF INTEREST.**

No affidavits were filed.

### **5. CONSENT AGENDA.**

#### **a. Approval of minutes from the workshop and regular meetings on June 2, 2016.**

#### **b. Final Plat FP16-01: Sierra Ridge Estates – Phase 2**

*Proposed Final Plat of Sierra Ridge Estates Subdivision – Phase 2, being 5.885 acres of land out of the Stephen F. Austin League, Abstract 63, located east of Tabor Road (FM 974) between Elkhorn Trail and Nuches Lane in Bryan, Brazos County, Texas. (R. Haynes)*

**Commissioner Krolczyk moved to approve the Consent Agenda. Commissioner Gonzalez seconded the motion, and the motion passed unanimously.**

### **6. REQUESTS FOR APPROVAL OF REPLATS – A PUBLIC HEARING WILL BE HELD FOR EACH ITEM (Commission has final approval).**

#### **a. Replat RP16-19: Highland Park Addition – Second Installment**

*Proposed Replat of Lots 4 and 5 and part of Lot 3 and part of an abandoned alley in Block 9A of the Highland Park Addition – Second Installment, being 0.454 acres of land adjoining the northeast side of Oaklawn Street between Foch and Clay Streets and currently addressed as 4307 and 4309 Oaklawn Street in Bryan, Brazos County, Texas. (M. Hilgemeier)*

Mr. Hilgemeier presented the staff report (on file in the Development Service Department). Staff recommends approval of the request

The public hearing was opened.

No one came forward

The public hearing was closed.

**Commissioner Gonzalez moved to approve Replat RP16-19, based on staff's recommendations and review which considers adherence to all pertinent state and local requirements for replatting. Commissioner Krolczyk seconded the motion, and the motion passed unanimously.**

**7. REQUESTS FOR APPROVAL OF CONDITIONAL USE PERMITS – A PUBLIC HEARING WILL BE HELD FOR EACH ITEM (Commission has final approval; appeals may be directed to City Council).**

**a. Conditional Use Permit CU16-06: South Texas Auto/Heemann Motor Company Inc.**

*A request for approval of a Conditional Use Permit, to allow an automobile sales use on land zoned Retail District (C-2), specifically on property located at 101 South Texas Avenue at the southeast corner of South Texas Avenue and East 26<sup>th</sup> Street, occupying Lot 6R in Block 40 of the Bryan Original Townsite in Bryan, Brazos County, Texas. (S. Doland)*

Ms. Stephanie Doland presented the staff report (on file in the Development Service Department). Staff recommends denial of the request.

The public hearing was opened.

Mr. John Boegner, 5878 Dilly Shaw Tap Road, Bryan, TX, property owner, and Mr. Chris Cooper, 8111 Mainland Drive, San Antonio, TX, applicant, spoke in favor of the request. Statements included:

- Location good for small retail, not big retail
- Would be big asset to area
- Hire local, create jobs for the area

The public hearing was closed.

Chairperson Gutierrez stated that he would be abstaining from deliberation and voting on this item due to a conflict of interest.

**Commissioner Gonzalez moved to deny Conditional Use Permit CU16-06, as requested, subject to the conditions recommended by staff and set forth in the staff report, and to adopt the written staff report and analysis as the report, findings, and evaluation of this Commission. Commissioner Bush seconded the motion.**

Commissioner Gonzalez stated that this is a great business; however, the business will be an eye sore being that close to the County Courthouse. Also, this business will be successful and will outgrow lot requested, and therefore, business should find a more appropriate lot.

**The motion to deny the request passed by a vote of 8-0, with Chairperson Gutierrez abstaining from deliberation and voting on the item due to a conflict of interest.**

**b. Conditional Use Permit CU16-07: U&C Family Investments**

*A request for approval of a Conditional Use Permit, to allow a neighborhood grocery store and laundromat on property in a Residential District – 5000 (RD-5) zoning district, specifically on property at 1814 Palasota Drive, on 0.346 acres of land adjoining the northeast side of Palasota Drive between McArthur Avenue and Bridge Meadow Lane, being Lot 6R-2 in W. J. Coulter Subdivision of the Morille Tract in Bryan, Brazos County, Texas. (R. Haynes)*

Mr. Haynes presented the staff report (on file in the Development Service Department). Staff recommends approving the request.

In response to questions from the Commission, Mr. Haynes stated that

- the same amount of off-street parking for the site is required due to same amount of square footage of building;
- the minimum height of the privacy fence is 6 feet; and
- there are 2 other laundromats located within ½ mile of this property.

The public hearing was opened.

Mr. Parviz Vessali, 110 Pershing Avenue, College Station, TX, applicant, came forward to speak in favor of the request.

The public hearing was closed.

Commissioner Gonzalez stated that he would be abstaining from deliberation and voting on this item due to a conflict of interest.

**Commissioner Gutierrez moved to approve Conditional Use Permit CU 16-07, as requested, subject to the conditions recommended by staff and set forth in the staff report, and to adopt the written staff report and analysis as the report, findings, and evaluation of this Commission. Commissioner Conlee seconded the motion, and the motion passed by a vote of 8-0, with Commissioner Gonzalez abstaining from deliberation and voting on the item due to a conflict of interest.**

## **8. ADJOURN.**

Without objection, Chairperson Gutierrez adjourned the meeting at 6:55 p.m.

These minutes shall serve as the official findings of the City of Bryan Planning and Zoning Commission, as approved on this the 7<sup>th</sup> day of **July, 2016**.

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Martin Zimmermann, AICP  
Planning Manager and Secretary to the  
Planning and Zoning Commission

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Bobby Gutierrez, Chairperson  
Planning and Zoning Commission  
City of Bryan, Texas